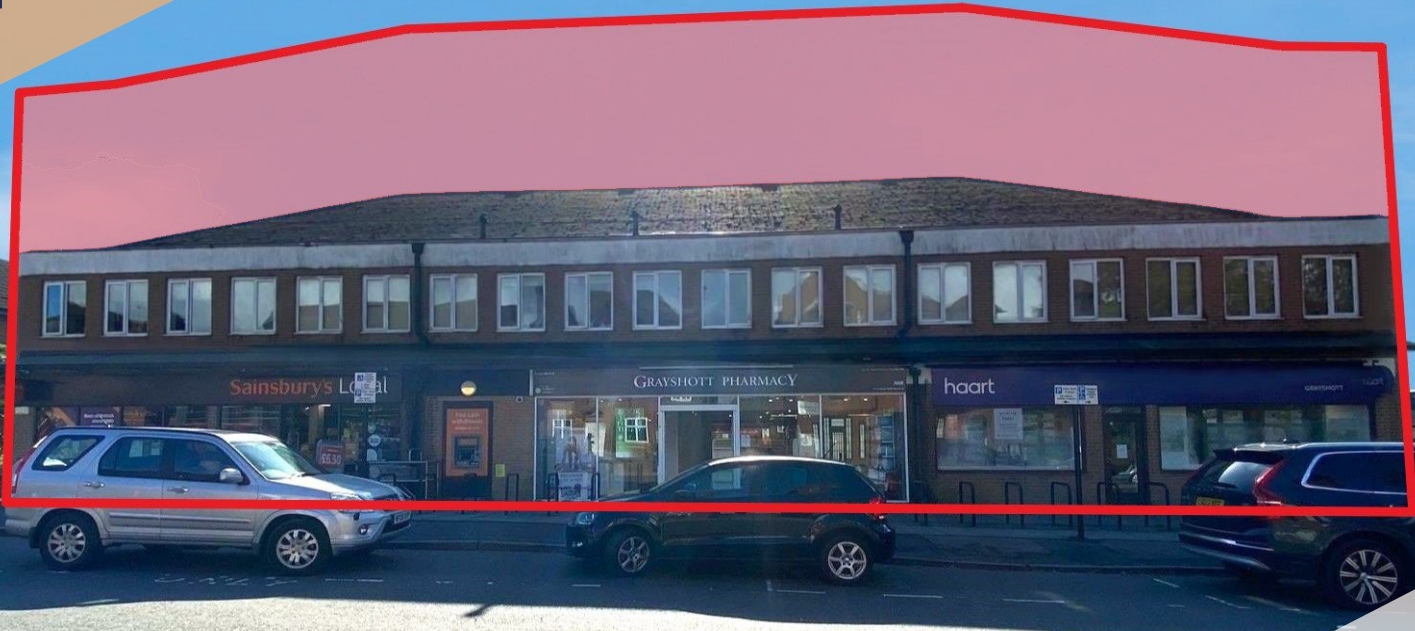


FOR SALE

CONSENTED DEVELOPMENT SITE



whozoo.

EAST HANTS

 **The Grove, Grayshott, Hindhead, East Hants GU26 6LE**

Price **£450,000**



Property Type

COMMERCIAL PROPERTY



Size

6,900 FT²



Tenure

FREEHOLD



Borough

EAST HANTS



Planning Granted

EHBC 23167/023



Existing Use

CLASS C&E

Tenanted



YES

Local Train Stations



Haslemere (2.02 miles)
Transport Liphook (3.5 miles)
Transport Witley (4.8)

Local Amenities



Grayshott High Street (52.8 ft)
A3 Junction (0.6 mile)
National Trust Woodland (1 mile)

VAT Applicable



YES

Rateable Value

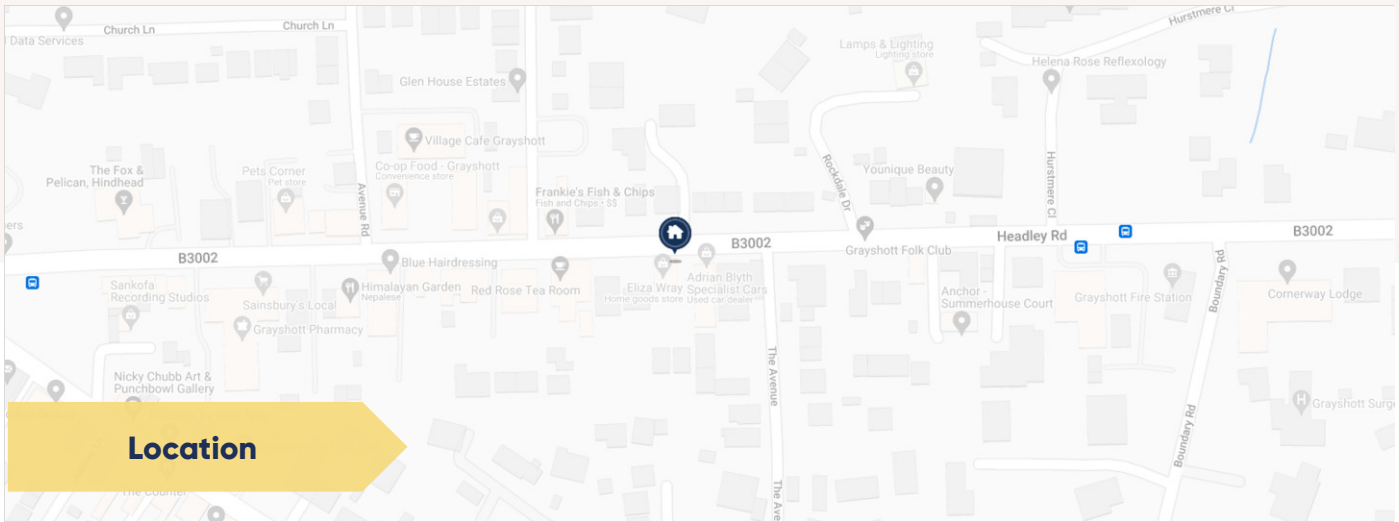


NO

EPC



NO



Additional Information

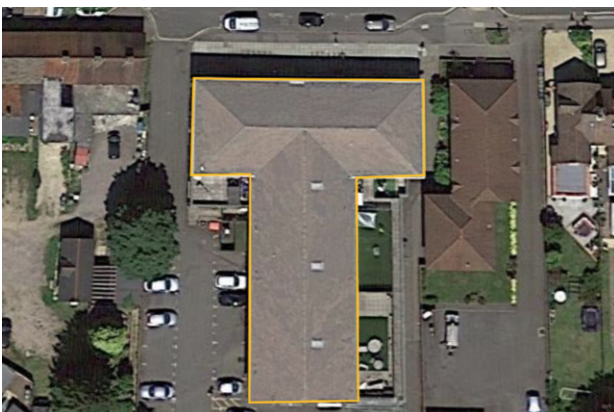
Airspace Development

The Grove is a large single building situated on the very popular shopping and transport route of Headley Road, Grayshott, currently the ground floor of which consists of 3 retail units which face the main parade and are rented to blue chip tenants including a Sainsburys Local. There are also 2 ground floor residential flats accessible from the rear of the building.

The first floor consists of 11 residential flats all currently occupied. All residential and retail units are sold off/owner occupied on long leases.

There is planning consent (Planning No. EHBC 23167/023) to develop the currently empty pitch roof space above the first floor to incorporate an additional 7 x 1 bedroom flats, some of refreshingly large dimensions. All have an allocated parking space. Total development 7 x flats and circulation/hall space 6,900 sq ft.

Freehold block with planning permission for airspace development. The ground floor commercial space and existing residential flats have been sold off on long leases and are currently providing ground rent income of £1,535 per annum.





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- Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.
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